



Lancaster Road, Wimbledon Village SW19

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# A superb detached period house in the heart of Wimbledon Village.

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The accommodation is arranged with a generous entrance hall a with huge bay window flooding light through the house.

The ground floor has a large living room and dining room with extensively fitted kitchen/breakfast room to the rear leading to the lovely garden.

The lower ground floor has a separate side entrance and offers further reception space with a family/games room, TV room, guest bedroom suite, excellent storage plus utility room and separate kitchen.

On the first floor the principle bedroom has a large en suite bathroom and an excellent range of fitted cupboards. Additionally there are two further double bedrooms and a family bathroom.

On the top floor there is four further bedrooms and a separate bathroom . Externally to the rear there sunny lawned garden with side access. At the front there is a single garage and off street parking.



## Guide price

Available on request

## Local authority

London Borough of Merton

## Location

This wonderful family home is well-located on a quiet residential road in the Wimbledon Village.

Lancaster Road is one of the most sought after roads in the Village and offers access to the boutiques and cafes in the High St plus the Common and the Mainline and District Line Tube stations in the Broadway.

## I would be delighted to tell you more

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## Approximate Gross Internal Floor Area 436.4 sq m / 4,698 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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